

# COCHISE COUNTY

## Docket S-12-01 (J6 Ranch Lots 1-42)

Request to approve  
a Conservation Subdivision  
Tentative Plat

Developer: Mr. Stephen Lenihan, Easter Mountain Ranch LLC.

Engineer: Mr. William H. Baker, Baker & Associates Engineering, Inc.

Planning & Zoning Commission June 10, 2015



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## **COCHISE COUNTY**

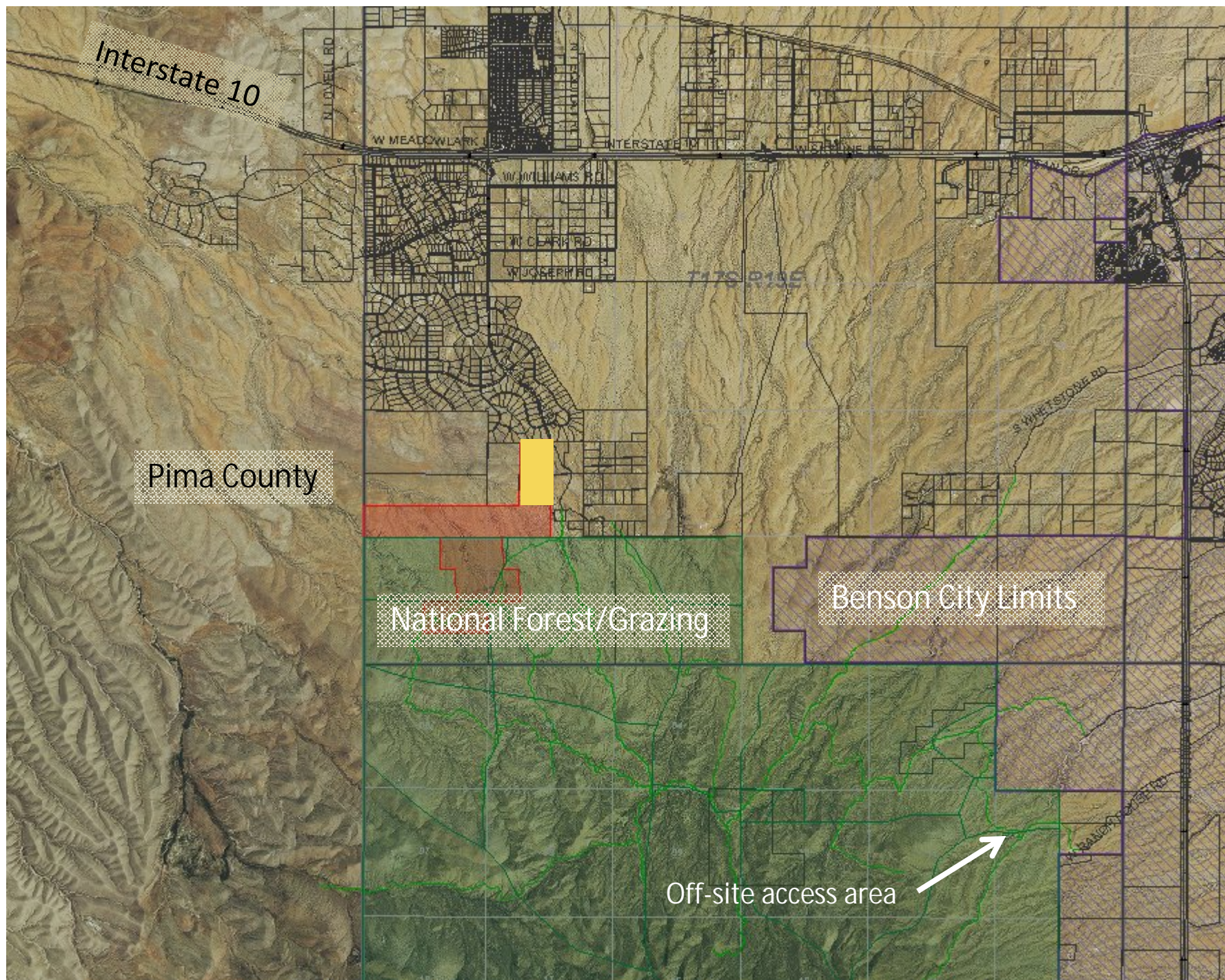
### **Docket S-12-01 (J6 Ranch Lots 1-42)**

- This request is for approval of the Tentative Plat for a Conservation Subdivision, J-6 Ranch Subdivision Tentative Plat for Lots 1-42, Block 1 and Common Areas A, B and C, requiring 50% open space with no density bonus.
- At proposed final build-out J-6 Ranch will have 278 lots on 556 acres.
- This tentative plat is a 42 lot subdivision on 84.80 acres, with a proposed minimum lot size of two acres.
- This parcel (APN 124-01-013H) was re-zoned on October 25, 2011, from RU-4, one dwelling per four acres, to SR-87, Single-Household Residential, one dwelling per 87,000 square feet.
- The site is located approximately 3 miles south of Interstate 10 at the J-6/Mescal Interchange. Access is from J-6 Ranch Road.



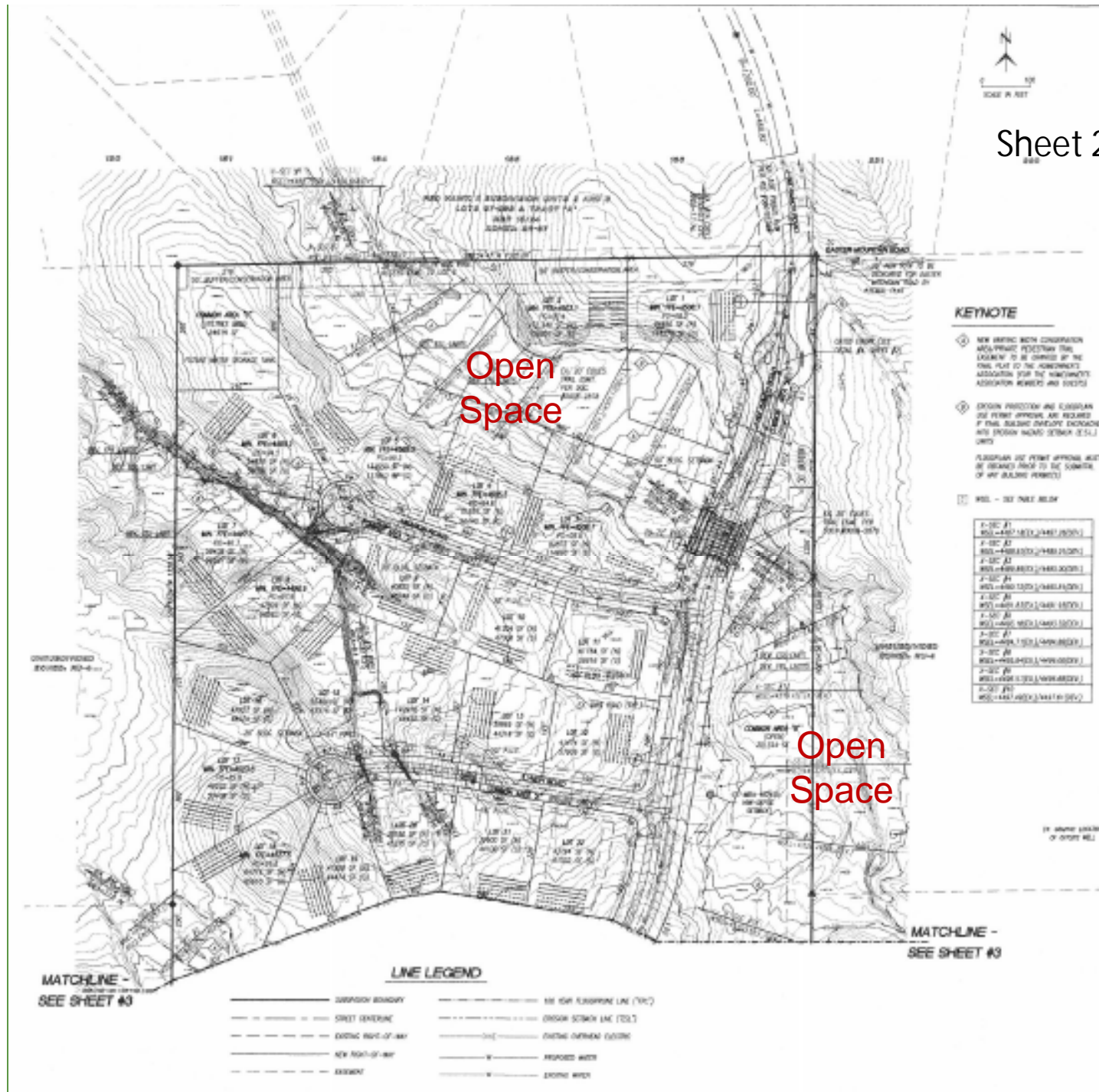
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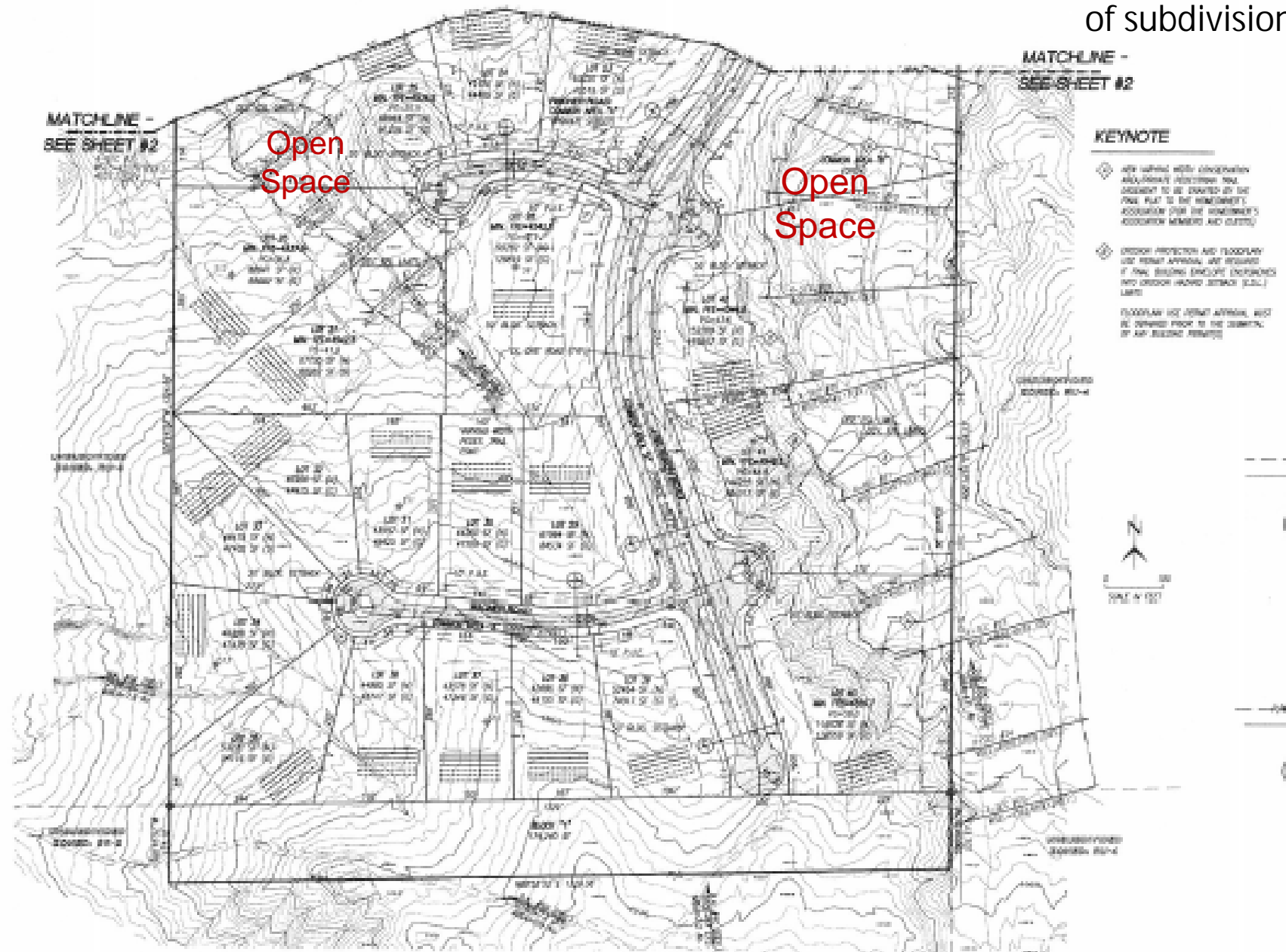




Sheet 2 of 3 North half  
of subdivision



Sheet 3 of 3 South half  
of subdivision



## COCHISE COUNTY

- The subdivision has recorded CC&Rs and a recorded Sustainability Plan for water conservations measures for all phases of the subdivision.
- Access to the subdivision shall be via County-maintained J-6 Ranch Road, from Interstate 10 to the gated subdivision which will have private internal roads. The internal roads will be built to Cochise County standards.
- Drainage has been approved with Conditions.
- Each lot will have a building envelope with the remainder of the lot, except the driveway, to remain as conservation easement.
- Each lot will have an individual sewage disposal system, with either conventional (septic tank and leach field) or an alternative system if required.
- A variance allowing a 44' pavement radius for the cul-de-sacs was granted by the County Engineer on June 4, 2014.



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- Water is to be provided by Empirita Water Company and a determination of water adequacy from the Arizona Department of Water Resources (ADWR) was issued on March 27, 2007.
- On October 25, 2011 the Board of Supervisors granted the conditional re-zoning (Docket Z-11-06) of APN 124-01-013H from RU-4 Rural to SR-87. The proposed Tentative Plat meets all of the Conditions of the re-zoning except Condition 4:
  4. Prior to plat approval, the Applicant must provide either on-site or off-site multi-purpose (vehicular, pedestrian, equestrian, etc) legal access to federal lands. If access to the federal land is provided on-site, it will be reflected on all future subdivision plats; provided, however, if the Developer does provide legal access, but the U.S. Forest Service, Arizona Game and Fish, or some other agency or person, does not improve the access for vehicular use within two years after legal access has been provided, then the condition requiring legal access for vehicular use shall cease.

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- The Tentative Plat was reviewed by internal departments and external stakeholders and interested agencies such as:
- US Forest Service and Arizona Game and Fish Department
  - Comment- Want access to the Forest
- J-6/Mescal Community Development Organization (CDO)
  - Comment- Want access to the Forest
- City of Benson - no comments
- Mescal-J6 Fire District
  - Comment- Want access to the Forest
- Sulphur Springs Valley Electric Cooperative, Inc. (SSVEC)
  - Comment- Concerns about existing overhead electrical line
    - Condition was added to address this concern



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### Factors In Favor of Approval

1. With the exception of Condition 4, the proposed Tentative Plat would comply with the requirements of the subdivision ordinance Tentative Plat submittal requirements.

### Factors Against Approval

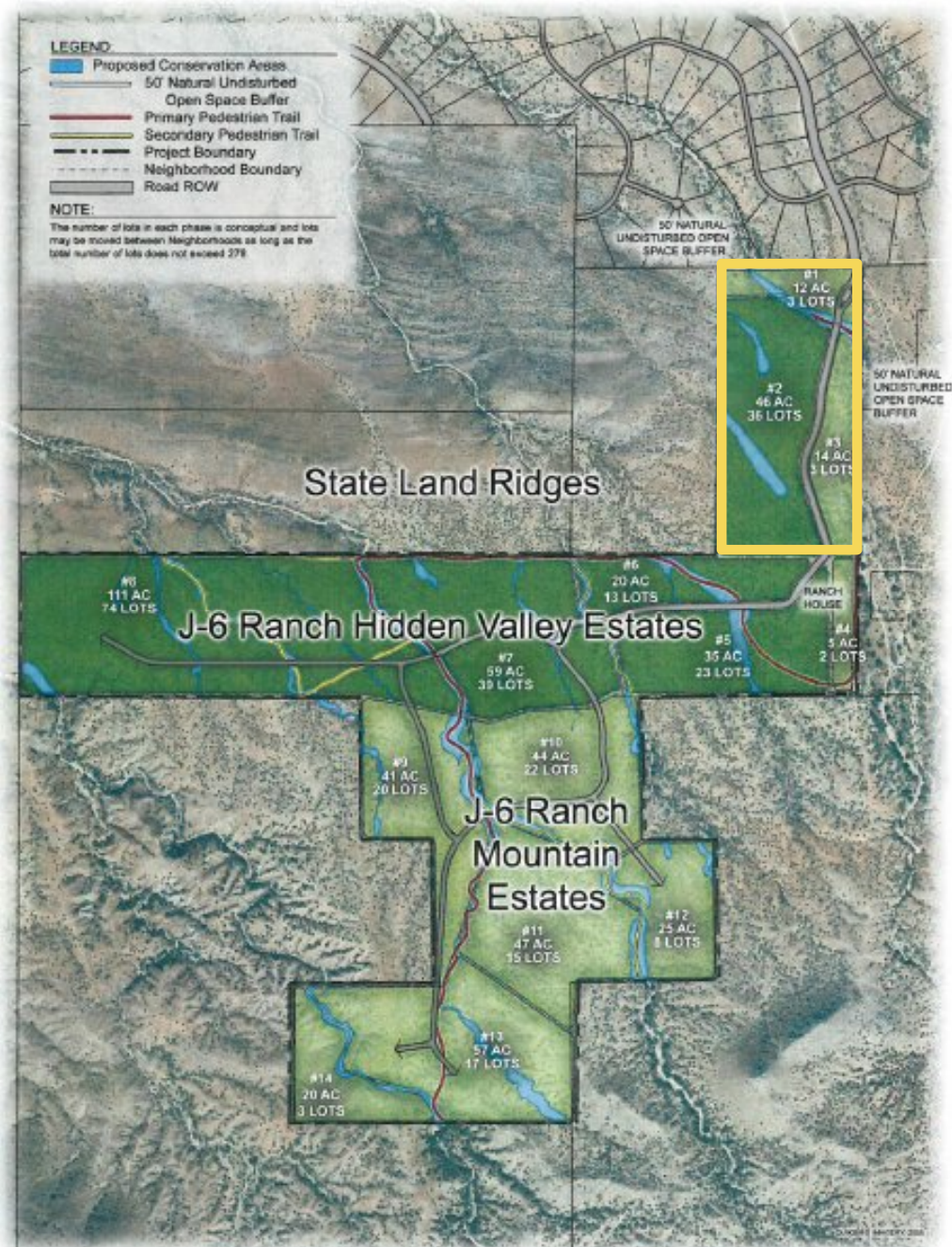
1. The request does not comply with Condition 4 of the Conditional Re-zoning approval, Z-11-06, granted on October 25, 2011; and
2. There is opposition to the request from public and private interest groups against approving the request without fulfillment of Condition 4 granting vehicular access to the Coronado Forest.



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## PHASING PLAN

## Discussion



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Recommendation: Denial

Final Plat subject to the conditions included in  
the staff report



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### Sample Motion

Mr. Chairman, I move to approve S-12-01 (J6 Ranch Lots 1-42) Subdivision Tentative Plat with the Conditions recommended by staff.



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